Prospectus Number:

PMO-0570-OV14

Congressional District:

01

FY2014 Project Summary

The General Services Administration (GSA) proposes a repair and alteration project for the reconfiguration and alteration of approximately 208,000 rentable square feet (rsf) of currently vacant space at the Charles F. Prevedel Federal Building (Prevedel FB) in Overland, Missouri to meet the long term housing needs of the Veterans Benefits Administration (VBA). The consolidation of VBA into Prevedel FB will allow the Government to release costly lease space reducing annual lease payments to the private sector by approximately \$3,300,000 annually.

FY2014 Committee Approval and Appropriation Request

(Design, ECC, M&I)\$27,161,000

Major Work Items

Interior construction; HVAC replacement; Energy Management Control System installation.

Project Budget

Design	\$2,292,000
Estimated Construction Cost (ECC)	23,035,000
Management and Inspection (M&I)	1,834,000
Estimated Total Project Cost (ETPC)*	\$27,161,000

^{*}Tenant agencies may fund an additional amount for tenant improvements above the standard normally provided by the GSA.

Schedule Start End

Design and Construction FY2014 FY2017

Building

The Prevedel FB is located at 9700 Page Boulevard, in Overland, Missouri. Initial building construction was completed in 1990 to house the United States Army Human Resources Command Center. The FB is a five-story above-grade and two-story belowgrade protected steel framed office building with cast in place concrete floors. It has a central atrium on floors one through five and is located on a 10.7-acre site with surface parking accommodations of 2,089. The building's gross area is 436,148 square feet.

Prospectus Number:

PMO-0570-OV14

Congressional District:

01

Tenant Agencies

VBA, U.S. Department of Agriculture-National Agricultural Statistics Service (USDA NASS), and GSA

Proposed Project

GSA proposes renovations to the Prevedel FB to allow for the recapture of over 208,000 rentable square feet of vacant space at the building. The project would provide interior space alterations and building systems upgrades to allow VBA to consolidate operations at the Prevedel FB, releasing both leased space and space in the Robert A Young federal Building in St Louis, MO.

The project scope includes replacement of an obsolete HVAC system that has reached the end of its useful life and the installation of an energy management control system (EMCS). The EMCS will automate and monitor the FB's mechanical and lighting systems reducing energy consumption. The HVAC upgrades will include the relocation and replacement of outdoor air intakes on the roof to meet current security requirements. Minimal seismic upgrades will also be implemented.

Major Work Items

Interior Construction	\$13,530,000
HVAC Replacement	7,122,000
Electrical (EMCS/Adv Metering)	<u>2,383,000</u>
Total ECC	\$23,035,000

Prospectus Number:

PMO-0570-OV14

Congressional District:

01

Justification

The Prevedel FB remains nearly two thirds vacant after the recent relocations of the U.S. Army Personnel Center (Army) and the National Archives and Records Administration (NARA). Structurally, the asset is in very good condition however, interior alterations and systems upgrades are necessary in order to backfill the vacant space. Currently, VBA is largely housed in leased space that is projected to cost over \$3.3 million per year. This proposal affords an opportunity to satisfy a long term housing requirement of the VBA in Federally owned space and to improve the utilization of an asset that is in good condition. Execution of this project will result in vacant space at the Robert A Young Federal Building, with numerous tenant agencies currently in leased space in the St. Louis, MO area that will be available to backfill this space.

The proposed EMS system will provide new utilities metering functionality ultimately reducing energy usage and the building systems upgrades will meet High Performance Green Building standards.

Summary of Energy Compliance

This project will be designed to conform to requirements of the Facilities Standards for the Public Buildings Service and will implement strategies to meet the Guiding Principles for High Performance and Sustainable Buildings. GSA encourages design opportunities to increase energy and water efficiency above the minimum performance criteria.

Prior Appropriations

None

Prior Committee Approvals

Charles F. Prevedel Federal Building Prior Committee Approvals				
Committee	Date	Amount	Purpose	
Senate EPW	12/8/2011	\$24,386,000	Design, M&I, Construction	

Prior Prospectus-Level Projects in Building (past 10 years):

None

Prospectus Number:

PMO-0570-OV14

Congressional District:

01

Alternatives Considered (30-year, present value cost analysis)

Alteration:	\$ 112,258,000
Lease	\$113,937,000
New Construction:	

The 30-year, present value cost of alteration is \$1,678,739 less than the cost of leasing with an equivalent annual cost advantage of \$94,738.

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